

**54 Acres MOL  
Mixed Use Site**  
Brandon, Hillsborough County, Florida 33511

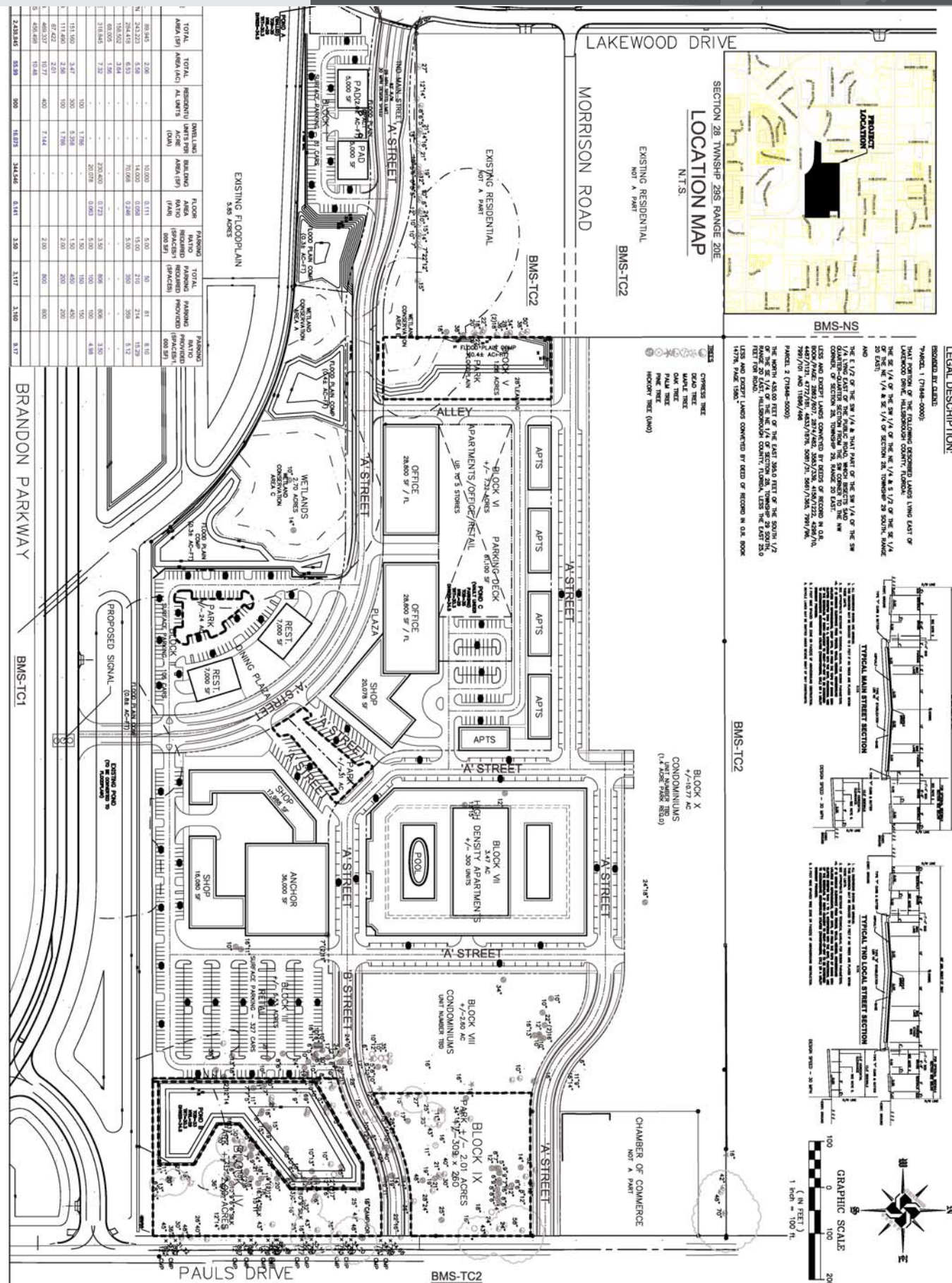
**54 Acres MOL,  
Mixed Use Site**  
Brandon, Hillsborough County, Florida 33511



### Entrance to Brandon Parkway



One Tampa City Center, Suite 3600, Tampa, FL 33602





PROPERTY PROFILE

LOCATION:

- Northeast quadrant of Lakewood Drive and Brandon Parkway, Hillsborough County, Florida, 33511.

DISTANCES:

- Tampa CBD 9.56 miles
- Brandon Town Center Mall 1.1 miles
- I-75 1.7 miles
- Brandon Regional Hospital 1 mile

SIZE:

- 54 acres MOL.

ZONING:

- Town Center (CG Uses)

WEB SITE:

- [www.cushwakelandfl.com](http://www.cushwakelandfl.com)

PRICE:

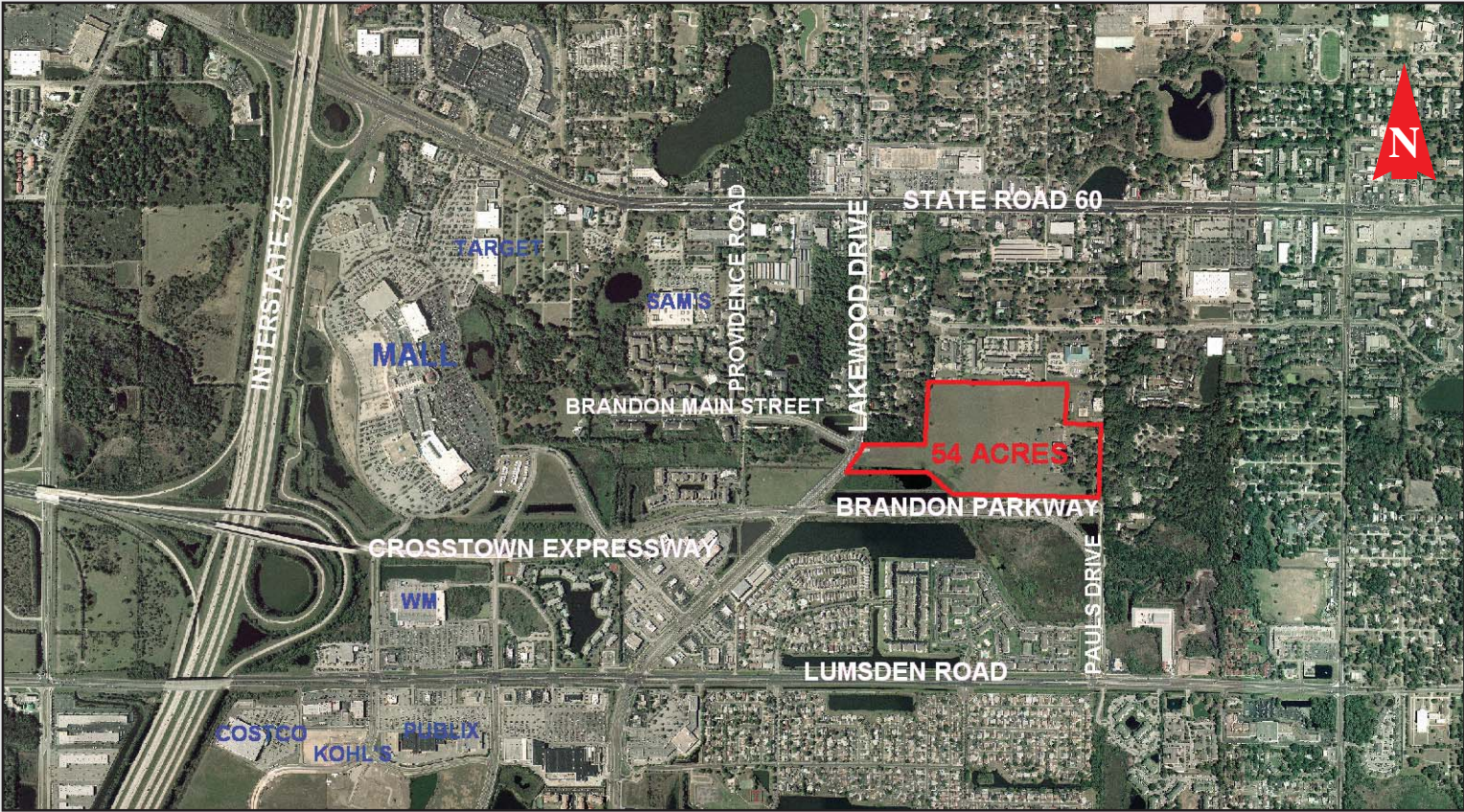
- \$21,000,000

COMMENTS:

- Infill location suitable for retail, office and residential.
- Located in close proximity to I-75, Crosstown Expressway and Brandon Town Center.
- Additional acreage available (4 acres)
- Direct access to Brandon Parkway and the Express lanes to Downtown Tampa.
- 20 feet elevation change.
- Previous site plan for 254,000sf office, 123,000 retail, and 600 residential units.

DEMOGRAPHICS  
(3 MILE RADIUS):

- Population: 80,441
- Average HH Income: \$66,124
- Median HH Income: \$56,683
- Retail Sales: \$1.21 Billion



Brandon Parkway looking west. 54 acres is on the right



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

For more information and inspection please contact:

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**BROKERAGE NOTE:**  
*Outside brokers representing Buyers must be compensated by the Buyer. Cushman & Wakefield of Florida, Inc. is not paying an outside broker.*

